

INTRODUCTION

The City of Denham Springs is dedicated to minimizing the loss of life and property that is associated with flooding and storm events. Education and prevention are valuable and proven tools that help communities become resistant to these natural disasters. The City of Denham Springs recognizes that its entire community is susceptible to flooding, not just those structures located within Special Flood Hazard Areas (SFHA). The following information has been provided to help inform property owners located within the SFHA, flood prone areas and also all property owners within the City of Denham Springs.



WHAT IS MY FLOOD HAZARD?

As floods in our area may occur during any season of the year and a large portion of our area is located in the FEMA Special Flood Hazard Area (SFHA); it is **Very Important to Know Your Flood Hazard**. Flooding in our city is caused by three sources: Grey's Creek and Amite River or flash flooding because of excessive rain in a short time frame. Major floods have occurred in our area in 1973, 1977, 1979, 1983, 1991, 1993, 2001, and 2016. Contact your local Floodplain Management Office for more information about the specific conditions you may face.

SUBSTANTIAL IMPROVEMENTS REQUIREMENTS

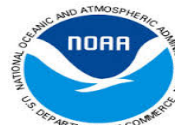
What is a substantial improvement? The National Flood Insurance Program (NFIP) requires that any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of the construction of the improvement, must conform or meet the same construction requirements as a new building and be constructed above the minimum Base Flood Elevation (BFE) listed on the City of Denham Springs Flood Insurance Rate Map (FIRM).

What is substantial damage? Substantial damage means damage of any origin sustained by a building or structure when the cost of restoring the building to its pre-damaged condition would equal or exceed 50% of the market value of the building before the damage occurred. Substantial damage is determined regardless of the actual repair work performed.

The City of Denham Springs requires by ordinance that any substantial improvement must have a building permit. Permit information can be obtained at the City of Denham Springs Permit Department by calling (225) 667-8326.

FLASH FLOOD WARNING SYSTEM

If flash flooding is imminent, the City of Denham Springs residents are notified through local radio and cable television networks. Denham Springs' residents can also receive updated weather information from the National Weather Service Offices in Louisiana.



HOW CAN I PROTECT MY PROPERTY?

While Purchasing Flood Insurance helps you recover from a flood event, there are steps you can take to help lessen the damage prior to flooding: **Contact your local Building Official:** The City of Denham Springs' Building Official will be familiar with the particular flooding conditions your area encounters and ways you can protect your property against them. If requested the city will visit your property to review its flood problems and explain ways to prevent flood damage such as retrofitting techniques, help you with local drainage problems and offer you financial assistance advise. (225-667-8324)

Use Flood resistant materials wherever possible. Elevate: Place essential components above the flood level.

Retrofitting measures include:

1. Elevating the building so that flood waters do not enter or reach any damageable portion of it.
2. Constructing barriers out of fill or concrete between the building and flood waters.
3. "Dry flood proofing" to make the building's walls and floors watertight so water does not enter.
4. "Wet flood proofing" to modify the structure and relocate the contents so that when flood waters enter the building there is little or no damage.

A free booklet, "Flood Proofing Techniques, Programs and Reference (1991, 23pp)," is available from:

U.S. Army Corps of Engineers
National Flood Proofing Committee
ATTN: CECW PF
20 Massachusetts Avenue
Washington, D.C. 20314-1000

HOW CAN I BUILD RESPONSIBLY?

- **Contact your local Building Department before you build or alter your property.**
- **Consult Flood Maps and other FEMA approved publications:** Determine the materials, flood level, and construction requirements you may face.
- **Follow All Required Building Codes and Zoning regulations:** Your home will be safer.
- **Illegal building or filling should be reported to your Permit Office**

FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS

All development in the City of Denham Springs needs local permits. Contact the City of Denham Springs Permit Department at (225) 667-8326 for advice before you build, till, place a manufactured home or otherwise develop within City limits. The zoning ordinance, flood control ordinance, and the International Building Codes have special provisions regulating the construction and other developments within floodplains. Without these provisions, flood insurance through the National Flood Insurance Program (NFIP) would not be available to property owners in the City of Denham Springs. Any development in the floodplain without a permit is illegal; such activity may be reported to the City of Denham Springs Permit Department.

Elevation Certificates for newly built structures are also available at the Permit Office.



FLOOD INFORMATION AVAILABLE

City of Denham Springs adopted the FIRM with the effective date of April 3, 2012.

Insurance Agents, Lenders, Real Estate Officers and residents of Denham Springs may obtain flood information, flood maps, mandatory flood insurance purchase requirements/inquiries and flood zone determination by visiting the Denham Springs Municipal Building at 116 North Range Ave., Denham Springs, LA 70726.

WHY DO I NEED FLOOD INSURANCE?

Even a small amount of water can cause significant damage. Flood Damage is **Not** covered by normal homeowners insurance. You should purchase Flood Insurance to protect your property and make recovery after a flood event easier. To find out more about flood insurance contact any licensed insurance agent. Don't wait for the next flood; there is a 30 day waiting period for coverage to take effect.

For more information about flood insurance contact:

www.fema.gov/info
1-800-638-6620

Contact your flood insurance agent.

Contact the City of Denham Springs CRS Coordinator
(225) 667-8326

WHAT CAN I DO TO PROTECT NATURAL FLOODPLAIN FUNCTIONS?

- **Do Not Dump Anything into ditches or streams:** Each item you dump contributes to flooding.
- **Utilize Storm Water Protection/Erosion Control when Building:** Keeping building debris and pollutants out of the storm drains allow for better overall drainage in our area.
- **Report Illegal Dumping activities or any development In these restricted areas:** Contact your Local Permit Department, if you see illegal activity. It can be reported to (225) 667-8326.

Enjoying delicious seafood or engaging in outdoor activities like hunting or fishing is just a few of the many benefits of maintaining relatively undisturbed Natural Floodplains.



DRAINAGE SYSTEM MAINTENANCE

It is illegal in the City of Denham Springs to dump any type of debris into a canal, stream, river, drainage ditches, or any other body of water within the City. This debris can become entangled in culverts, canals, or drainage ditches and impedes drainage, causing the flow of water to back up. Citizens should also keep drainage ditches on their property free of debris, foliage and vegetation that would impede the flow of water. Debris dumping should be reported to the City of Denham Springs by calling the Permit Department at (225) 667-8326.

ONLINE RESOURCES

<https://www.fema.gov/national-flood-insurance-program>

<https://www.floodsmart.gov/floodsmart/>

<http://water.weather.gov/ahps/>

<http://www.wafb.com/story/1644744/river-flood-center>

<http://maps.lsuagcenter.com/floodmaps/>

http://www.lsuagcenter.com/en/family_home/hazards_and_threats/

<https://www.laseagrant.org/sglegal/publications/other/homeowners-handbook/>

<http://www.uno.edu/chart/portal.aspx>

<http://www.mylpl.info/flood-information>

HOW CAN I PROTECT MYSELF IN A FLOOD?

When flood warnings are issued, you should take all necessary steps to protect you and your family.

- **Be prepared to evacuate.**
- **Have an Evacuation Plan:** know where you will go and how to get there before the emergency arises.
- **Have all important documents readily available to take with you in the case of an evacuation.**
- **Do not walk through flood waters:** A few inches of moving water can knock you off your feet.
- **Do not drive through a flooded area:** Do not drive around barriers, the road or bridge may be washed out.
- **Stay away from power lines and electrical wires:** Water and Electricity are a shocking combination. Electrocutation is the second leading cause of death during a flood. Report downed power lines to the power company or city emergency management office. Turn off all electrical circuits and gas lines that may come in contact with flood water.
- **Look out for animals, especially snakes.** Small animals are running from flood waters just like you.
- **Carbon monoxide exhaust kills:** Use a generator or other gasoline-powered machine outdoors. Fumes from charcoal are especially deadly; cook with charcoal outdoors only.
- **Be alert for gas leaks:** Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames.

For 24/7 service, visit the City of Denham Springs website at:
www.CityofDenhamSprings.com



CITY OF DENHAM SPRINGS FLOODPLAIN MANAGEMENT

Office of Planning & Development

116 N Range Ave

Denham Springs, LA 70726

Office: 225-667-8326

Fax: 225-667-8324

www.CityofDenhamSprings.com

